



SACKVILLE COURT BARN, NEWTONS HILL, HARTFIELD, EAST SUSSEX, TN7 4DH

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947



A recently constructed detached barn affording spectacular far reaching rural views across the neighbouring fields and countryside offering gardens, grounds and paddocks of about five acres positioned on the fringes of the Ashdown Forest. This stunning energy efficient family home constructed in 2014 to an exceptional standard throughout offers spacious and versatile accommodation extending to 4,894 sq. ft. with a wealth of exposed oak timbers and ceiling trusses throughout. The gardens and grounds are a particular feature with a limestone seating terrace positioned to the rear and side of the barn beyond which are areas of rolling lawn which in turn adjoins a large post and rail enclosed paddock, the whole extending to about five acres. The immaculately presented, light and spacious accommodation spans three floors and comprises in brief a wide oak front door which gives access to a stunning triple height dining hall with full width bi-folding doors opening to the rear terrace, a cloakroom, a study, a sitting room with inglenook fireplace, a triple aspect drawing room with free standing wood burner, a vaulted and well equipped kitchen/dining room, a useful utility room and a 30'5 x 16'11 ground floor guest suite with en-suite bath/shower room (this room could be used as a large games room or ideal self-contained facility for an elderly relative/family member). The first and second floors are accessed via an impressive oak and glass staircase which leads to a spacious full galleried landing, a master bedroom with walk-in closet and en-suite shower room, three further double bedrooms, two bath/shower rooms and an additional 15' by 14'1 bedroom/TV room. Outside the property is approached via a long sweeping driveway which leads to twin electronically controlled gates and a substantial gravelled driveway. Positioned to one side there is a detached oak framed garage building above which is an attic room which could provide an ideal home office. The gardens and grounds provide a fine backdrop and affords spectacular rural views. EPC Band C.





Large oak front door with adjacent floor to ceiling glazed side panels into: **TRIPLE HEIGHT DINING HALL:** 19'7 x 13'11 glass and oak staircase rising to the galleried landing, bi-folding glazed doors opening to the rear terrace enjoying a breath-taking vista across the grounds and countryside beyond, tiled flooring, spotlighting.

**CLOAKROOM:** spotlighting, tiled flooring, low level WC with concealed cistern, wash basin with unit under, window to front, heated chrome ladder style towel rail.

**STUDY:** 19'7 x 12'6 double aspect room, windows overlooking the rear and side of the property enjoying breath taking views across the gardens, grounds and countryside beyond, spotlighting, oak flooring.

**SITTING ROOM:** 21'1 x 19'7 double aspect room, windows overlooking the front and rear of the property enjoying breath-taking views across the gardens, grounds and countryside beyond, inglenook fireplace with recessed cast iron wood burning stove, oak bressumer over, exposed oak wall and ceiling timbers, oak flooring, glazing to one wall overlooking the dining hall, spotlighting.

**GUEST SUITE:** 30'5 x 16'11 an impressive vaulted and double aspect room with twin glazed double doors with adjacent floor to ceiling side panels opening and overlooking the pretty courtyard to the front of the house, oak flooring, recessed spotlighting, exposed oak ceiling trusses, wall light points, door into: **EN-SUITE SHOWER ROOM:** 12'6 x 6'9 comprising fully tiled enclosed double width shower cubicle with wall mounted chrome shower unit, low level WC with concealed cistern, double ended bath with central chrome mixer tap, wash basin, tiled flooring, exposed oak timbers, window to rear, wall light points, heated chrome ladder style towel rail.

**DRAWING ROOM:** 25'9 x 24'6 double aspect, windows overlooking the rear and side of the property enjoying spectacular far reaching views across the gardens, grounds and countryside beyond, free standing cast iron wood burner with granite hearth, full height glazing to one wall overlooking the dining hall, oak flooring, exposed oak timbers, wall light points, built-in storage cupboards.

**KITCHEN/DINING ROOM:** 25'6 x 17'1 a stunning vaulted triple aspect room, beautifully fitted with a range of units to eye and base level and comprising recessed sink with free standing mixer tap and Quooker steam tap and cupboards, retractable dustbin store and integrated dishwasher beneath. Adjoining Corian work surfaces, large island with inset Miele induction hob, pop up power points, deep pan

drawers beneath and adjoining stainless steel surface with pop up power point, built-in Miele single oven with warming drawer under, further Miele Single steam/combination oven with slow cooking oven/warming drawer beneath, built-in tall standing fridge, window overlooking the courtyard with part glazed door opening to the inner courtyard, further glazed doors opening to the rear terrace enjoying spectacular far reaching views, tiled flooring, exposed oak timbers, spotlighting, built-in pantry cupboard.

**UTILITY ROOM:** 17'1 x 13'2 triple aspect windows to side and rear, single bowl single drainer sink unit with free standing mixer tap, cupboards and space for domestic appliance beneath, built-in tall larder style units, stable style door to front, tiled flooring, spotlighting, space for further domestic appliances.

From the dining hall an oak and glass staircase rises to a full height **GALLERIED LANDING:** full height windows to front and rear enjoying a spectacular far reaching rural views, further staircase to the second floor, built-in double airing cupboard.

**PRINCIPAL BEDROOM:** 19'7 x 18'4 triple aspect, windows to front rear and overlooking the dining hall, exposed oak timbers, wall light point, door into: **WALK-IN CLOSET:** 10' x 7'11 Velux window, extensive hanging and shelving space, exposed oak timber, spotlighting, further door into: **EN-SUITE SHOWER ROOM:** 9'6 x 7'11 comprising enclosed double width shower cubicle with glazed shower screen and wall mounted chrome shower unit, bidet, low level WC with concealed cistern, wash basin, tiled flooring and part tiled walls, heated chrome ladder style towel rail, Velux window to side, exposed oak trusses.

**BEDROOM:** 19'5 x 14'3 double aspect room, window to side, twin Velux windows to rear enjoying spectacular rural views, built-in double wardrobe, wall light points, exposed oak trusses

**BEDROOM:** 19'5 x 10'3 twin Velux windows to rear enjoying spectacular rural views, built-in double wardrobes, wall light points, exposed oak timber.

**FAMILY BATH/SHOWER ROOM:** 10'2 x 7'4 comprising enclosed double ended bath with central chrome mixer tap, fully tiled enclosed shower cubicle with wall mounted chrome shower unit, wall mounted wash basin, low level WC with concealed cistern, window to front, tiled flooring, spotlighting, exposed oak timbers.

From the first floor landing a staircase rises to a: **GALLERIED SECOND FLOOR LANDING.**

**BEDROOM:** 14'1 x 13'1 twin Velux windows to side enjoying spectacular far reaching rural views, built-in double wardrobes, exposed oak ceiling trusses, spotlighting.

**TV ROOM:** 15' x 14'1 twin Velux windows to front and rear, eaves storage cupboards, built-in double wardrobes, exposed oak ceiling trusses, spotlighting.

**SHOWER ROOM:** 7'9 x 6'7 comprising enclosed shower cubicle with wall mounted shower unit, low level WC, vanity unit with inset wash basin, heated chrome ladder style towel rail, spotlighting, exposed oak timber.

## OUTSIDE

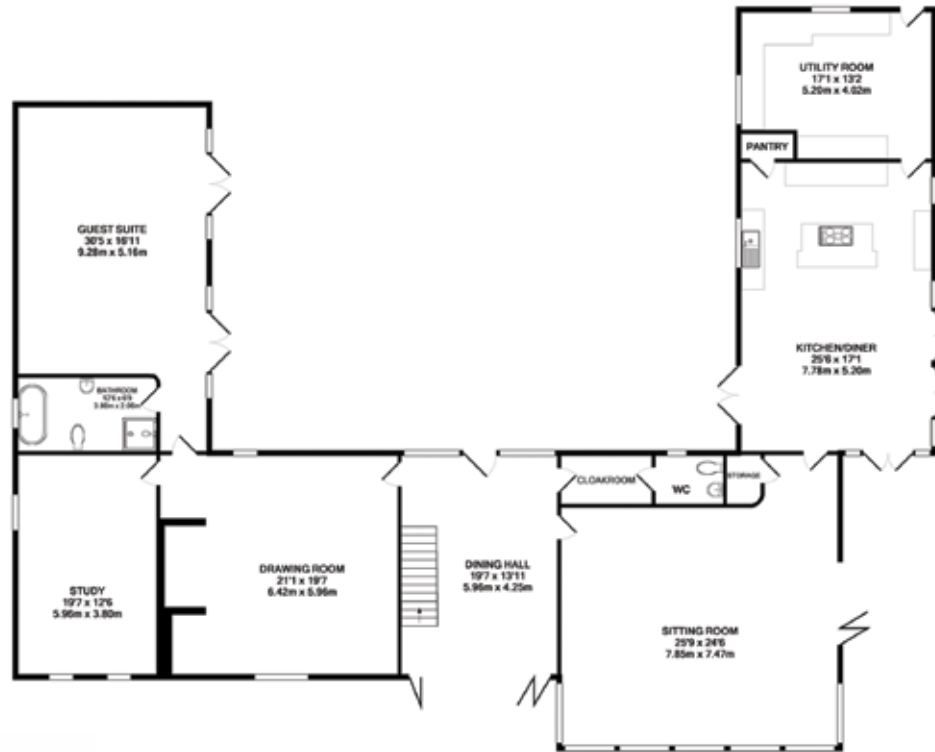
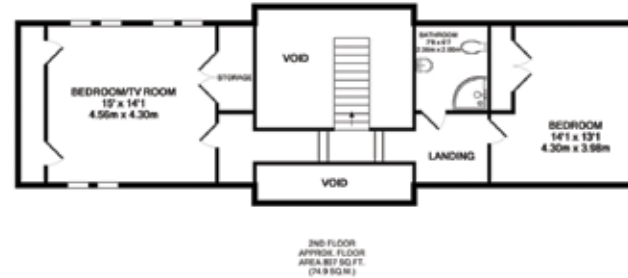
The property is approached via twin electronically controlled timber gates which lead to a gravel driveway providing parking for an extensive number of vehicles, to one side of which is a **LARGE DETACHED OAK FRAMED GARAGE BUILDING:** downstairs WC, to one side of which is a useful log store and a further garden store. Above the garage there is a spacious **GAMES ROOM:** Velux window to front, (this could provide guest suite facilities if required). Positioned to the front of the property there is an attractive enclosed courtyard bound in part by raised flower and shrub beds. The main driveway splinters to a further gravel parking area and a **DETACHED STABLE BLOCK** comprising twin stables and a concrete wash area. This stable area can be separately accessed via a five-bar gate. Located opposite the stable block is a large vegetable garden with a green house, raised vegetable beds, the whole enclosed by post and rail fencing and natural hedging.

## GARDENS AND GROUNDS

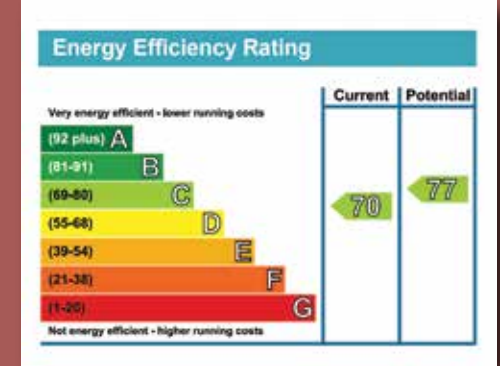
A limestone paved seating terrace immediately adjoins the rear and side of the property flanked by mature shrub beds and enjoying a spectacular far reaching rural vista across the adjoining rolling farmland and countryside with lighting and power. There is a further decked seating terrace positioned to the far corner with recessed lighting beyond which are areas of rolling lawn within which is a small orchard, the gardens are enclosed by post and rail fencing. Beyond the lawn are enclosed paddocks which can be accessed via a five-bar gate. The gardens and grounds offer peace and seclusion and provide a fine backdrop the whole extending to five acres.

NB: There is under floor heating to the entire ground floor via a heat pump, skirting radiators to the first floor. Solar panels, engineered oak flooring to several rooms.





TOTAL APPROX. FLOOR AREA 4884 SQ.FT. (454.6 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, cupboards and any other items are approximate and the responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee is given as to their operability or efficiency. Can be given.  
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## LOCATION

Sackville Court Barn is beautifully positioned along a sweeping driveway located on the fringes of the breath-taking 6,500 acre Ashdown Forest, the inspiration behind AA. Milnes Winnie the Pooh books. Hartfield village boasts a range of public facilities including a village shop, tea rooms, a butchers/farm shop, a doctor's surgery and a highly regarded primary school as well as a country pub. The area is renowned for its natural beauty and for being the gateway to the breath-taking forest and provides vast scenic walks and bridle paths. Nearby Forest Row offers an excellent range of shopping and leisure facilities for day to day needs including two mini supermarkets. The regional centres in the area, East Grinstead and Tunbridge Wells are approximately six and seven miles away respectively both offering rail services to London. The nearest railway stations are Cowden and Ashurst which provide services to London Bridge and Victoria in just under one hour. There are bus services providing a regular service from Hartfield to Tunbridge Wells (including a school bus) and to East Grinstead and Crawley.



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